

## **5.0 RESIDENTIAL**

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### **5.1 BMP REQUIREMENTS FOR ALL DISCHARGERS**

#### **5.1.1 NON-STORM WATER DISCHARGES**

Non-storm water discharges refer to water flows that are not associated with storm events (i.e. the product of precipitation). The following categories of non-storm water discharges are exempt from discharge prohibitions established by the City's ordinance, but BMPs must be maintained to keep prevent these discharges from being a source of or transporting pollutants to the City's storm water conveyance system. Such discharges are listed below:

- Discharges from potable water sources other than water main breaks;
- Diverted stream flows (provided required permits are obtained);
- Flows from riparian habitats and wetlands;
- Foundation drains (not including active groundwater dewatering systems);
- Individual residential washing of vehicles;
- Irrigation water including recycled water used for irrigation;
- Landscape irrigation;
- Lawn watering;
- Rising groundwater;
- Swimming pool discharges (if dechlorinated to less than one PPM chlorine);
- Uncontaminated groundwater infiltration to storm drains;
- Uncontaminated pumped groundwater;
- Water from crawl space pumps; and
- Water from footing drains (not including active groundwater dewatering systems).
- Air conditioning condensate
- Flows from emergency fire fighting activities
- Springs
- Water line flushing

#### **5.1.2 BMP REQUIREMENTS APPLICABLE TO ALL DISCHARGERS**

##### **Good Housekeeping BMPs**

Good housekeeping consists of practices implemented to prevent pollutants from being carried in either non-storm water dischargers or with storm water during a storm event and include the practices below. These practices should be implemented by all dischargers, when applicable:

- Report prohibited non-storm water discharges to the City's storm water hotline (619) 336-4389.

- Prohibited non-storm water discharges include industrial and commercial businesses hosing down their sites or washing vehicles or equipment where water reaches the City's storm water conveyance system, or anyone dumping solid or liquid waste directly into or where it may reach the City's storm water conveyance system.
- Regularly clean and maintain outdoor areas
  - Eliminate the accumulation of pollutants (dirt, surplus materials, spilled or dropped substances, litter, and debris) that collect in areas that can be carried in runoff to the storm water conveyance system.
  - Keep dumpster, trashcan, and recycling bin lids closed to prevent the wind from carrying trash out of the receptacles and to prevent wind, rain, and scavengers from transporting pollutants to the storm water conveyance system.
- Choose dry cleaning methods
  - Eliminate hosing down the site unless all wash water is contained and disposed of to a pervious area, like a lawn, or the sanitary sewer system. Note that some kinds of wash water (i.e. containing significant amounts of pollutants) may not be allowed to be disposed of to a pervious area. Additionally, sewer permits may be necessary for disposing of significant amounts of wash water to the sewer system.
  - Sweeping of paved areas is a dry cleaning method that helps prevent trash, debris, and particulate matter such as dirt from accumulating on paved surfaces and being carried to the storm water conveyance system during a rain event.
- Reduce the use of toxic materials
  - Substitute non-toxic or less-toxic cleaning materials and solvents, use non-caustic and phosphate-free detergents, water-based degreasers, non-chlorinated solvents, when possible.
- Store materials in a manner where they do not contact storm water
  - Move into a building or provide a cover, berm, or similar structure to prevent storm water from contacting materials stored outdoors.

### **Erosion Control**

- Remove or secure any significant accumulations of eroded soils from slopes, or other exposed areas. Such areas may be secured through the use of vegetation, geotextiles, erosion control blankets, etc.

### **Illegal Connections and Discharges**

- Illegal connections to the storm water conveyance system, including, but not limited to sinks and toilets plumbed to the storm water conveyance system, and other systems that convey prohibited discharges to the storm water conveyance system must be eliminated (even if the connection was established pursuant to a valid permit and was legal at the time it was constructed).

- Illegal discharge practices must be eliminated. If a discharge is not include on the list of allowed discharges discussed in section 2.1.1, and is not water resulting from a storm event, it is most likely an illegal discharge.

## 5.2 BMP REQUIREMENTS FOR ALL RESIDENTIAL SITES

Residents are responsible for complying with general BMP requirements to which all parties in the City are subject, including illegal discharge prohibitions. Specific BMPs applicable to activities of City residents are listed below.

- **Automobile Repair and Maintenance**

Residents are encouraged to:

- Use routine preventive maintenance practices to prevent vehicle leaks and spills from entering urban runoff
- Reduce vehicle use by:
  - Changing driving habits
  - Carpooling
  - Increasing use of public transportation
  - Biking or walking for short trips
- Make timely vehicle inspections and repairs

- Leaks and Spills

Residents are required to

Prevent leaks and spills from contacting urban runoff by using the following BMPs or their equivalent:

- Use drip pans, plastic sheeting, or other materials to contain spills
- Work indoors or under shelter
- If working outdoors, do not conduct maintenance during rain events
- Clean up leaks and spills when they occur
- Clean tools and parts only in contained areas

- Materials and Waste Management

Residents are required to:

Properly manage and dispose of automotive wastes and materials by using the following BMPs or their equivalent:

- Properly and lawfully dispose of all wastes
- Recycle or properly dispose of oil and antifreeze
- Store materials and wastes indoors or under cover
- Use secure and watertight containers when storing materials and wastes outside

- Restrictions on Activity

Residents are encouraged to:

- Use commercial repair and maintenance facilities to avoid the potential for pollution in residential areas.

- **Automobile Washing**

- Residents are encouraged to do all of the following activities, except where it is stated “required”:  
Use preventive practices to keep vehicles clean (park in garage, under cover, etc.)
- Reduction of Wash Water
  - Dry cleaning methods to avoid the generation of wash and rinse water
  - Turn off the water when not in use or to use a controllable spray nozzle
  - Contain, capture, or divert wash water from the conveyance system
  - Wash vehicles over pervious surfaces such as lawns or gravel areas
  - Establish neighborhood wash areas where wash water and contaminants can be properly managed
- Materials and Waste Management
  - Use minimal amounts of soap, detergents, and other cleaners when washing vehicles
  - Residents are required to properly dispose of soapy water or bucket rinse water into the sanitary sewer or soak into the lawn
  - Launder rags and towels or dispose of them in the trash
  - Use dry methods to degrease or clean especially dirty parts prior to wet washing and rinsing. For example, grease or brake dust can be removed using towels.
- Restrictions on Activity
  - Use commercial wash facilities to avoid the potential for pollution in residential neighborhoods (e.g., during a complaint investigation).

- **Automobile Parking**

- Minimize leaks and spills in driveways and parking areas by repairing oil, water, and fuel leaks in vehicles
- Use routine preventative maintenance practices and to make timely vehicle repairs
- Proper design and construction of parking areas in residences during major redevelopment is required. Further details are given in the Development Planning Component (Section 4 of this document).
- Clean parking areas using dry methods, particularly where sediments and/or debris has accumulated

- **Garden Care Activities and Product Use**

Residents are encouraged to do all of the following activities, except where it is stated “required”:

- Leaks and Spills

- Clean up spills of gardening chemicals, fertilizers, and soils immediately
    - Return spilled materials to the container for future use or to properly dispose if them
  - Materials and Waste Management
    - Use safe substitutes and alternative methods for garden use including
      - IPM techniques
      - Use of native plants and drought-tolerant species to reduce water use and the amount of green waste produced
      - Planting techniques to attract beneficial insects
      - Use of biological controls
      - Composting, vermiculture, and yard waste recycling
    - Employ practical purchasing for pesticides and fertilizers:
  - Use minimal amounts of pesticides and fertilizers, to help prevent unnecessary pollutant runoff to the MS4
  - Always read label instructions and follow the instructions for garden care products
    - Conserve water through the use of xeriscape gardening, drip irrigation, soaker hoses, and micro-spray systems
    - Repair or adjust irrigation systems that allow excessive runoff
    - Prevent erosion by planting and mulching hillsides and slopes
    - Store lawn care products in closed, labeled containers and in covered areas
    - Residents are discouraged from using materials during windy or rainy days
    - Effectively cover stockpiles of soil, compost or fertilizers with plastic tarps or equivalent methods to prevent dispersal by wind or rain
    - Use dry sweeping techniques for clean up
    - Recycle lawn clippings and greenery waste through local programs
    - Residents are required to properly dispose of HHW. The City maintains a HHW disposal facility, which is described later in this section.
    - Not hose off paved surfaces to the street or gutter
  - Restrictions on Activities
    - Residents are prohibited from disposing of hazardous waste into the trash, landfill, or storm drain
- **Home Care and Maintenance**
  - Leaks and Spills
 

Residents are required to

    - Clean up hazardous materials spills immediately

- Use proper techniques for spill cleanup and waste disposal
  - Materials and Waste Management
 

Residents are encouraged to do all of the following activities, except where it is stated “required”:

    - Use practical purchasing for home cleaning and maintenance products to reduce waste. For example, purchase only what is needed for specific projects.
    - Use safe substitutes for home cleaning and maintenance
    - Read and abide by product label instructions
    - Use water based paints
    - Store HHW in closed labeled containers in a covered area
    - Recycle latex paint through community programs
    - Residents are required to properly dispose of unwanted HHW
    - Recycle unused, unwanted products
    - Recycle unwanted appliances and household equipment
  - Restrictions
    - Residents are prohibited from disposing of wash waters (carpet cleaning, mop water, paint wash-up, etc.) to the street, gutter, or storm drain
    - Residents are required to ensure swimming pool water is clear, de-chlorinated, and free of chemicals, sediments, or other pollutants before discharging to the storm drain
    - Residents are prohibited from washing pool filter where discharges may enter storm drainage systems
- **Disposal of Pet Waste**
  - Waste Management/ Disposal
    - Pet owners are required to clean up after their pets in the public right of way and on private property not belonging to them. Many Home Owners Associations (HOA) provide pet waste bags and have posted signs to encourage proper waste disposal.
    - Residents are required to dispose of pet waste to the toilet trash, or other acceptable means
    - Residents are encouraged to clean up pet waste on their private property if pets are allowed to defecate outside
  - Pet Management
    - Residents are prohibited from allowing their pets to run free in residential neighborhoods
- **Disposal of Trash**
  - Residents are prohibited from littering
  - Residents are prohibited from dumping trash, including large appliances, furniture, hazardous waste, and other unwanted items, into the MS4
  - Residents are encouraged to:

- Dispose of trash in provided trash cans or shared dumpsters and ensure that trash bags are not leaking prior to disposal
- Recycle waste products where possible
- Compost food scraps and green waste where possible
- Pick up, sweep up, and mop up trash and spills surrounding the trash can/dumpster, using minimal water and cleaning products, if necessary. No discharge to the MS4 is allowable during this process.
- Keep trash can and/or dumpster lids closed